Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

6/63 Darling Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$800,000		&		\$860,000			
Median sale p	rice							
Median price	\$666,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/10/2021	to	31/12/2021		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	11/52 Pasley St SOUTH YARRA 3141	\$860,000	12/10/2021
2	16/3 Struan St TOORAK 3142	\$850,000	21/10/2021
3	1/320 Toorak Rd SOUTH YARRA 3141	\$829,000	07/08/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

31/01/2022 16:35









Property Type: Apartment Agent Comments Indicative Selling Price \$800,000 - \$860,000 Median Unit Price December quarter 2021: \$666,000

Comparable Properties



11/52 Pasley St SOUTH YARRA 3141 (REI)



Price: \$860,000 Method: Sold Before Auction Date: 12/10/2021 Property Type: Apartment



16/3 Struan St TOORAK 3142 (REI)



Price: \$850,000 Method: Sold Before Auction Date: 21/10/2021 Property Type: Apartment

1/320 Toorak Rd SOUTH YARRA 3141 (REI)

6 1

Agent Comments

Agent Comments

Agent Comments



Price: \$829,000 Method: Private Sale Date: 07/08/2021 Property Type: Apartment Land Size: 95 sqm approx

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Account - Cayzer | P: 03 9646 0812



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